

**PLANNING COMMISSION
WILLIAMSBURG, VIRGINIA
AGENDA
Wednesday, November 16, 2005**

The meeting will be called to order in the Council Chamber of the Stryker Building, 412 North Boundary Street on Wednesday, November 16, 2005 at 3:30 p.m.

Roll Call

Approval of Minutes of October 19 and 20, and November 2, 2005

1. CONSENT AGENDA ITEMS

Consent agenda items are boxed. An item may be removed from the consent agenda by a request of any member of the Commission.

2. PUBLIC HEARINGS

PCR #05-026: Revision of Chapter 21, Zoning, of the Williamsburg City Code, by revising Article IX, Architectural Review, to add three sub-areas to the Architectural Preservation District Map [Sec. 21-851]; to add the procedure for the adoption of the Design Review Guidelines [Sec. 21-853(h)]; and to delete the requirement that Planned Unit Developments approved prior to October 10, 1991, be required to have building designs approved by the Architectural Review Board.

PCR #05-027: Revision of Chapter 21, Zoning, of the Williamsburg City Code, by amending the Official Zoning Map, Architectural Review Districts, to revise the boundaries of the Architectural Preservation District (AP) and the Corridor Protection District (CP), and to establish three zones relating to design review guidelines in the AP District (AP-1, AP-2 and AP-3).

ARB #05-073: Revision of the Design Review Guidelines, which are used by the Architectural Review Board in reviewing requests for the erection, reconstruction, alteration, restoration, razing, demolition or moving of buildings, structures, signs and/or exterior architectural features in the Architectural Preservation (AP) and Corridor Protection (CP) Districts.

PCR #05-028: Request of Spring Arbor of Williamsburg L.P. to amend the special use permit for Spring Arbor of Williamsburg, an assisted living facility, 935 Capitol Landing Road. The property is zoned LB-4 Limited Business Corridor District.). It is proposed to add two beds and to allow the occupancy of 10 units by married couples, increasing the total from 80 beds to 92 beds.

PCR #05-029: Request of Chesapeake Bank to rezone 1205, 1207 and 1209 Lafayette Street from RS-2 Single-Family Dwelling District to B-3 General Business District.

PCR #05-030: Request of American Health Evaluation Centers LLC to amend Chapter 21, Zoning, of the Williamsburg City Code, LB-1 District, Section 21-252(1)g. to change the required front yard along North Henry Street from 35 feet to 25 feet.

PCR #05-031: Request of American Health Evaluation Centers LLC for a special use permit to locate a 23,750 square foot Health Evaluation Center at 332 North Henry Street. The property is zoned LB-1 Limited Business Downtown District.

3. OPEN FORUM

4. SITE PLANS AND SUBDIVISIONS

5. OLD BUSINESS

6. NEW BUSINESS

7. **OTHER**

8. **INFORMATION ITEMS**

Planning Department Monthly Report
Monthly Financial Statement
2006 Meeting Schedule

9. **PUBLIC HEARINGS SCHEDULED FOR DECEMBER 14, 2005**

PCR #05-033: Request of Yankee Candle for a special use permit to use 2180 Richmond Road as an "outdoor waiting area" for the Yankee Candle Store located at 2200 Richmond Road. The property is zoned B-2 Tourist Business District, and is identified as Williamsburg Tax Map No. 312-09-00-004. This lot was proposed as a future restaurant site. It is proposed to use the future building pad as an outdoor waiting area with picnic tables, benches and a wagon.

PCR #05-034: Request of L&B Quarterpath, LLC, to rezone approximately 13.57 acres at 300, 301 and 309 Bassett Drive, and 207, 209, 301, 405 and 490 Quarterpath Road from RS-2 Single Family Dwelling District to RM-1 Multifamily Dwelling District Conditional. This property is identified as Williamsburg Tax Map Nos. 529-02-00-001>5, 529-02-00-007>8, 529-03-00-003>14, 529-04-00-B,D*, 529-05-00-018>24. The Village at Quarterpath, a residential development with 41 single family dwellings and 36 townhouses, is proposed.

PCR #05-035: Request of L&B Quarterpath, LLC, amend Chapter 21, Zoning, of the Williamsburg City Code, RM-1 District, Section 21-192(4)a. to allow the reduction of front yards in addition to side and rear yards with a special use permit in order to allow an innovative or creative layout of dwellings. This revision is proposed as a part of The Village at Quarterpath development.

PCR #05-036: Request of L&B Quarterpath, LLC, for a special use permit in the RM-1 District for The Village of Quarterpath in accordance with Section 21-192(4)a. The property is located at 300, 301 and 309 Bassett Drive; and 207, 209, 301, 405 and 490 Quarterpath Road. The property is also proposed to be rezoned from RS-2 to RM-1 (PCR #05-034). The Village of Quarterpath is proposed to have 41 single family dwellings and 36 townhouses, with front yards of approximately 10-16 feet, side yards of approximately 5-10 feet, and rear yards of approximately 18-47 feet. The RM-1 District requires a 25 foot front yard, a 7½ to 15 foot side yard, and a 25 foot rear yard.